

Educate.
Inspire
EMPOWER!



Educate.
Inspire
EMPOWER!

G-PISD BOND STAKEHOLDER COMMITTEE

JANUARY 13, 2024



Represented by:

Committee Members



Educate.
Inspire.
EMPOWER!

GOAL FOR COMMITTEE MEETINGS



☐ To engage with district stakeholders in a meaningful dialogue about past, present, and future bond initiatives for G-PISD, while strategically planning to cultivate the next generation of leaders



Educate.
Inspire.
EMPOWER!

PURPOSE OF BOND STAKEHOLDER COMMITTEE

REVIEW CURRENT
FINANCIAL
CONDITIONS

REVIEW LONG-
RANGE FACILITY
PLAN

DETERMINE NEXT
BOND PACKAGE

CONSIDER
RECOMMENDATION
TO THE BOARD



Educate.
Inspire.
EMPOWER!

MEETING #1 AGENDA



REFLECTIONS OF 2024 STATE OF THE DISTRICT

PAST AND PRESENT BOND STATUS UPDATES

DISTRICT-WIDE FACILITY CONDITION ASSESSMENTS

SCHOOL FINANCE OVERVIEW

FINANCIAL BOND CAPACITY

FUTURE INVESTMENTS



Educate.
Inspire.
EMPOWER!

MAJOR TAKEAWAYS FROM MEETING #1

- Gregory-Portland ISD Continues to Grow (5,000+ students)
- Academic Measures Outperform the State and Region
- All BOND 2020 & 2023 Projects are Completed or In Progress
- District Recently Completed Facility Condition Assessment for all Facilities for Long-Range Capital Planning Purposes
- District Total Tax-Rate Continues to Compress (*from \$1.35 in 2017 to \$1.10 in 2024*)
- Over \$320 Million (*estimated*) of Financial BOND Capacity Without Increasing Total Tax-Rate
- 90% of BONDS PASSED will be paid from Business and Industry





Educate.
Inspire.
EMPOWER!

MEETING #2 AGENDA



PROJECT(S) GALLERY SELECTION WALKTHROUGH

REFLECTIONS SINCE 1ST COMMITTEE MEETING

DEBRIEF OF FORNEY ISD VISIT BY DISTRICT OFFICIALS

FINANCIAL BOND CAPACITY UPDATE

DEEP DIVE INTO REIMBURSEMENT RESOLUTION

OVERVIEW OF REPLACEMENT PLAN

FUTURE INVESTMENTS TO RECOMMEND



Educate. Inspire. EMPOWER!

WEBPAGE DEDICATED TO BOND STAKEHOLDER COMMITTEE AND COMMUNITY AT LARGE

 **GREGORY-PORTLAND**
INDEPENDENT SCHOOL DISTRICT

CONTACT US QUICK LINKS

Search | District Info News Calendar Schools Resources G-P Education Foundation Departments & Services

taxpayers

BOND STAKEHOLDER COMMITTEE 2024-2025

This webpage has been created to inform all stakeholders with information relating to the following topics: 1) Facility Condition Assessment/Long-Range Planning and 2) Bond Stakeholder Committee Planning

The school district is actively pursuing future planning initiatives that include the completion of a facility condition assessment for all school buildings, a demographics and projected enrollment study, and long-range planning considerations centered on potential capital improvement projects typically financed through successful bond elections.

General Information & Timeline

+ G-PISD DEMOGRAPHIC UPDATE - JUNE 2024

**Agenda of Regular Meeting
The Board of Trustees
Gregory-Portland ISD**

INTERVIEW TIMELINE
October 17, 2024

A RESOLUTION RELATING TO ESTABLISHING THE GREGORY-PORTLAND INDEPENDENT SCHOOL DISTRICT'S INTENTION TO REIMBURSE ITSELF FOR THE PRIOR LAWFUL CAPITAL EXPENDITURES FOR SCHOOL PURPOSES FROM THE PROCEEDS OF ONE OR MORE SERIES OF TAX-EXEMPT OBLIGATIONS TO BE ISSUED BY THE DISTRICT FOR AUTHORIZED PURPOSES; AUTHORIZING OTHER MATTERS INCIDENT AND RELATED THERETO; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Board of Trustees (the *Governing Body*) of the Gregory-Portland Independent School District (the *Issuer*) has entered into or will enter into various contracts pertaining to the expenditure of lawfully available funds of the Issuer to finance the costs associated with (i) capital maintenance, renovation, and equipping of existing District facilities (the



Facility Condition Assessment

G-PISD acquired **AG|CM, Inc.**, a distinguished firm renowned for its expertise in school facility planning and project management throughout Texas, to conduct a comprehensive analysis of our existing facilities. This partnership aims to provide informed recommendations to district



ANONYMOUS

Questions, Comments or Concerns

All questions, comments and concerns will be addressed bi-weekly by district administration and posted under the Q&A Feedback Memo tab.



Educate. Inspire. EMPOWER!

The following TABLE is comprised of administrative responses to questions/feedback submitted from the Gregory-Portland ISD BOND Stakeholder Committee after meeting on October 17, 2024. The questions were based on the following notion which was asked by administration at the end of their presentation:

WHAT ARE YOU WONDERING AT THIS POINT?

COMMITTEE QUESTIONS/FEEDBACK	G-PISD ADMINISTRATION RESPONSE
Why do we have a compensation planning committee? Why can't we just pay salaries out of our current budget?	The development of this committee emerged through the lens of the district's Balanced Scorecard The following link presents the final plan presented to the board of trustees developed by the 2023-2024 committee: <ul style="list-style-type: none"> Long Range Compensation Plan
Is there a plan for an at-risk campus or true alternative high school to replace the Student Services Center?	Maybe not a true alternative high school as you may be describing, however, both DAEP and WLC are an essential part of long-range planning, given that the Student Support Center was rated poorly in the facility condition assessment report as it relates to determining a Facility Condition Index Score which objectively measures a facility's current condition.
Is there any plan for the fine arts department, not the theatre department?	BOND 2023 which was passed in May 2023 includes over \$15 Million of Fine Arts Upgrades at the high school, including a new Band Hall. In addition, the All-Purpose Practice Facility will be an essential facility that the Fine Arts Program will have access to, such as for practices, storage, team meetings, and other related activities.



Educate.
Inspire
EMPOWER!



- ❑ To summarize, the committee focused on reviewing and gaining a greater knowledge of the following:
 - ✓ Understanding School Bonds
 - ✓ Understanding Reimbursement Resolutions
 - ✓ Understanding School Finance
 - ✓ Understanding the Tax-Rate System
 - ✓ Understanding G-PISD BOND Capacity



Educate.
Inspire
EMPOWER!

UNDERSTANDING SCHOOL BONDS

WHAT ARE BONDS?

- *Bonds for school projects are similar to a mortgage on a home.*
- *To finance construction or capital projects, the district sells bonds to investors who will be paid principal and interest.*

HOW DO BONDS WORK?

- *The sale of bonds begins with an election asking voters to authorize (a school district) to spend a specific, maximum amount.*
- *Voters are the residents within a school district's geographic boundaries.*

WHAT IS A BOND ELECTION?

- *An opportunity to vote on paying for the construction and renovation of school facilities using tax dollars that are paid to the district.*

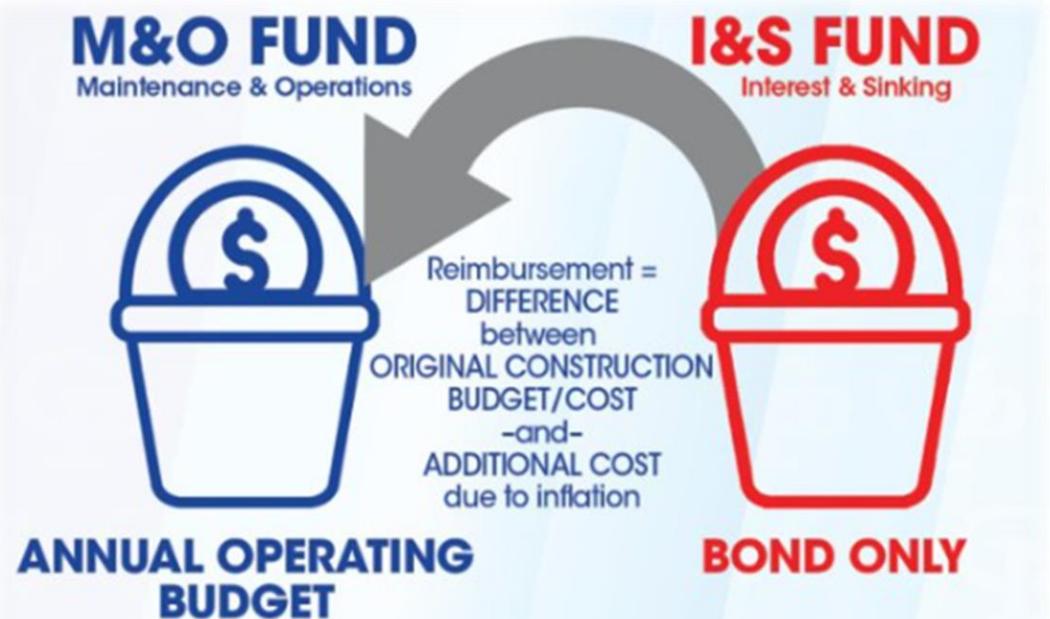


Educate.
Inspire
EMPOWER!

WHAT IS A “REIMBURSEMENT RESOLUTION?”

Projects that (1) have been, (2) are being, or (3) will be initially funded with existing Maintenance & Operations (M&O) dollars are eligible for reimbursement to the District when, and if, a Bond Election is passed.

There is a limited amount of time that any project may be eligible for reimbursement (18 months from the time the asset is completed).





Educate.
Inspire
EMPOWER!

UNDERSTANDING SCHOOL FINANCE

When you pay taxes, your tax dollars are split between these two funds:

M&O FUND

Maintenance & Operations



\$0.7646

**ANNUAL OPERATING
BUDGET**



I&S FUND

Interest & Sinking



\$0.34

BOND ONLY



TOTAL TAX RATE

Per \$100 Valuation



\$1.1046

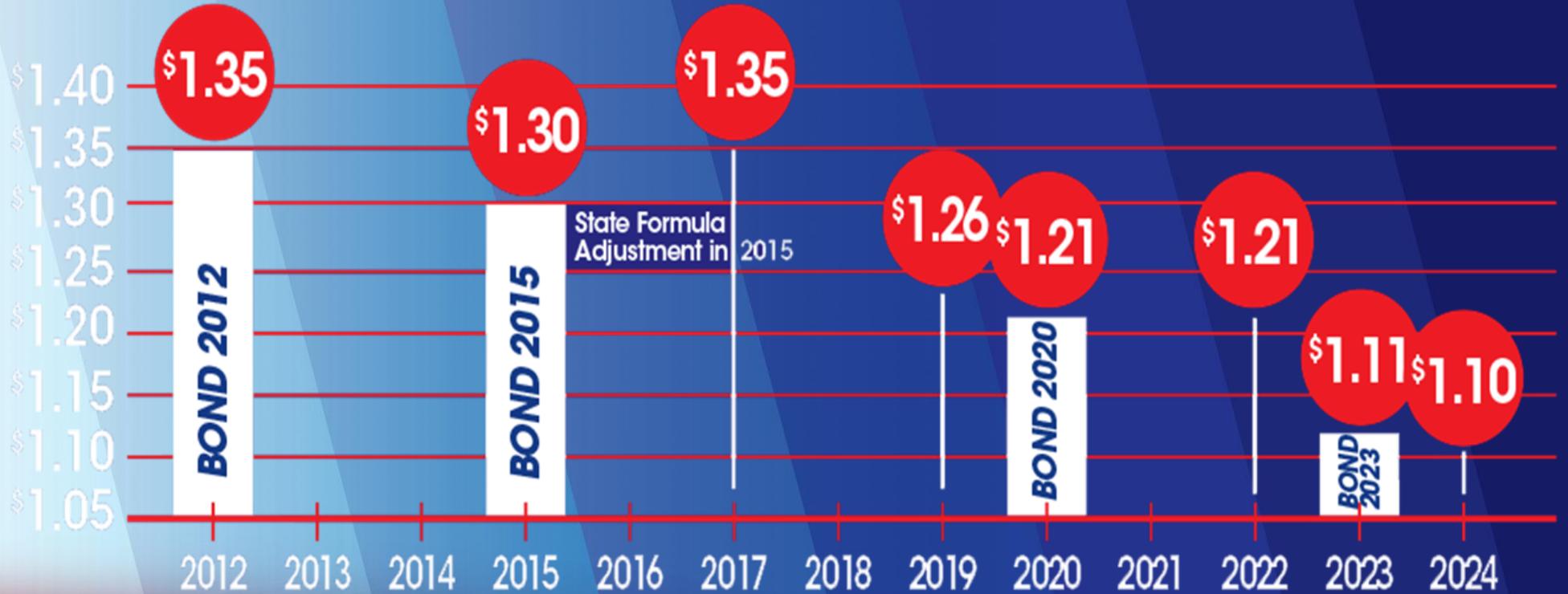
The current G-PISD total tax rate is \$1.2103 (as illustrated above).

This rate has been maintained since 2019, decreased from \$1.35 in 2018 and prior years.



Educate.
Inspire.
EMPOWER!

GREGORY-PORTLAND ISD TOTAL TAX RATE HISTORY



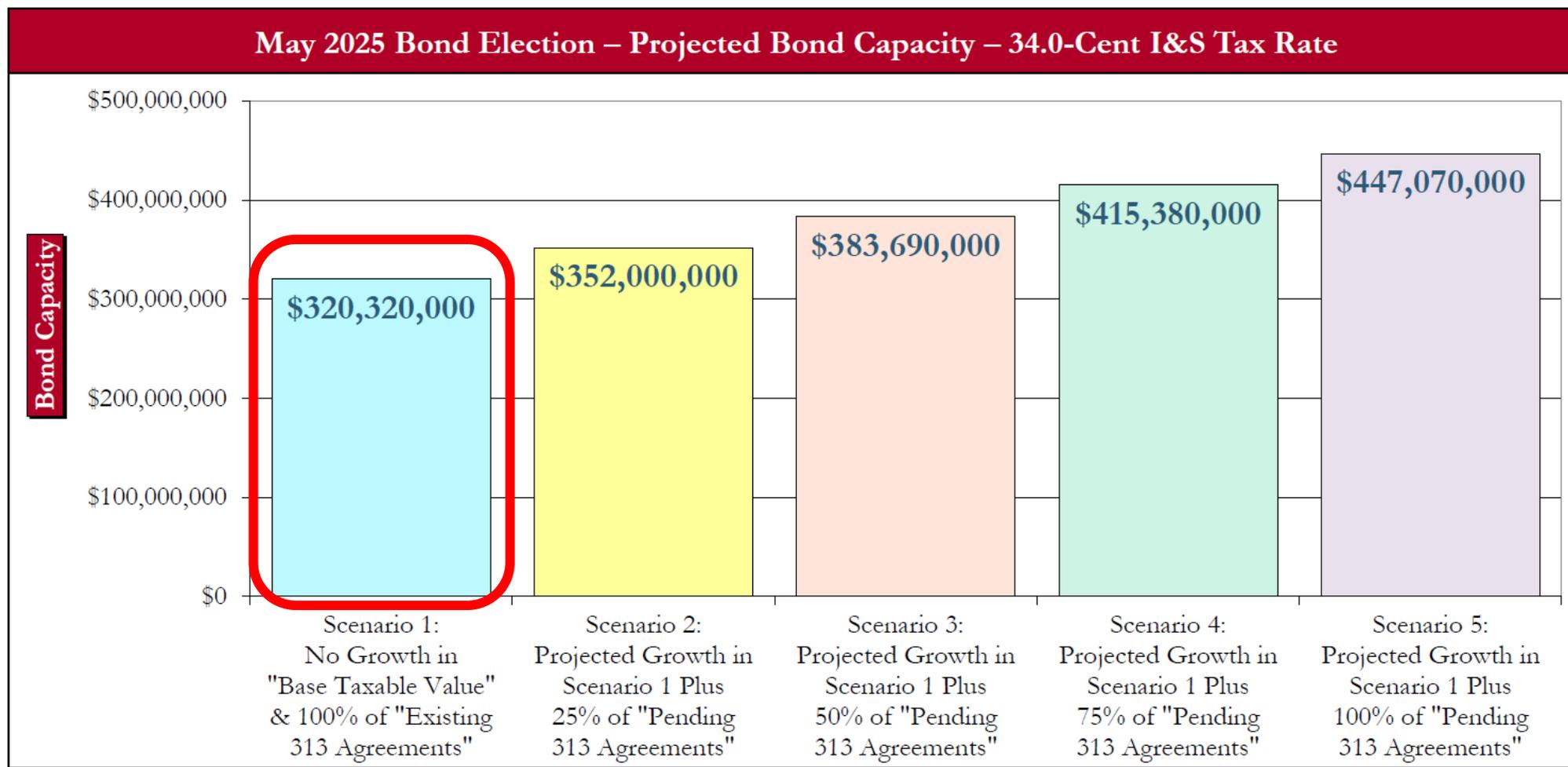
PRIORITY
4



Educate.
Inspire.
EMPOWER!



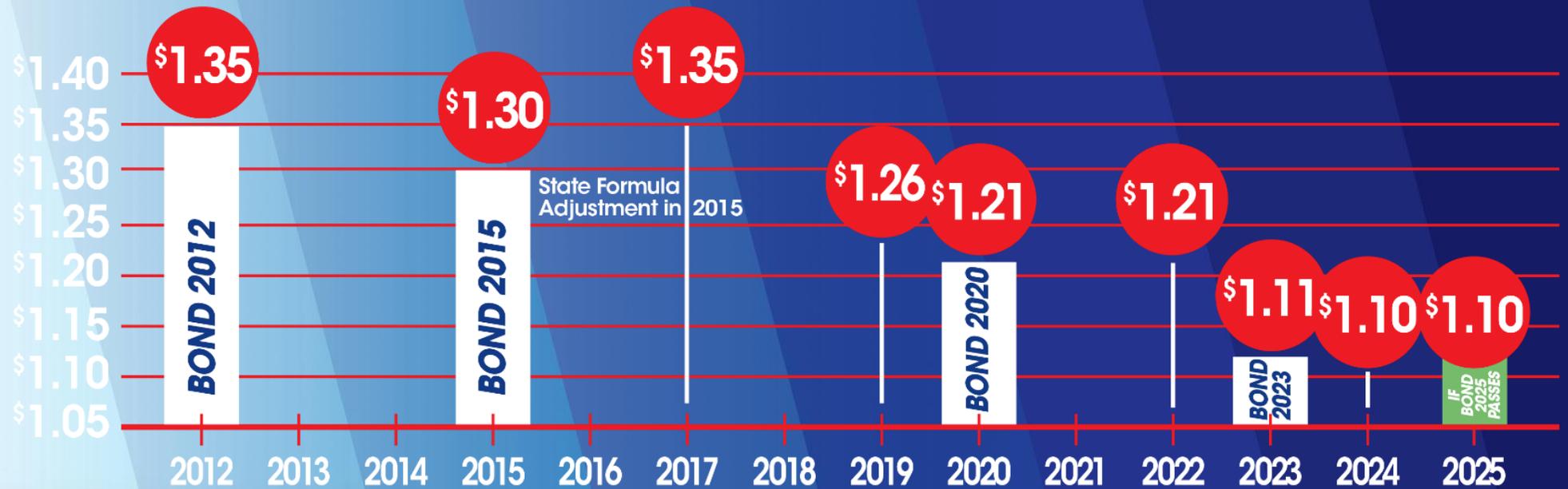
Preliminary Bond Capacity Analysis – May 2025 Bond Election





Educate.
Inspire.
EMPOWER!

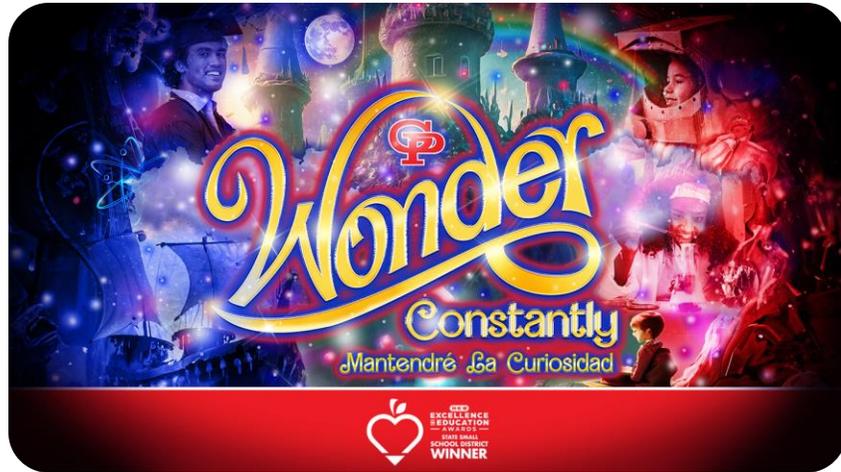
GREGORY-PORTLAND ISD TOTAL TAX RATE HISTORY



**PRIORITY
4**



Educate.
Inspire.
EMPOWER!



- After learning more about the logistics of G-PISDs overall position, the committee was presented with three major considerations:
 1. Essential Propositions
 2. Reimbursement Resolutions
 3. Four (4) unique capital projects that are and have been considered future needs of G-PISD



Educate.
Inspire.
EMPOWER!

ESSENTIAL PROPOSITION ITEMS

- ❑ Items highlighted in **TURQUOISE** were last funded via BOND 2020
 - ❑ These are items that would normally be funded through the general fund, but are eligible to be funded via BOND dollars, which enables the district to be resourceful with the general fund budget
- ❑ Items highlighted in **GRAY** were last funded via BOND 2023
 - ❑ These funds are used for repairing or replacing outdated infrastructure, upgrading or replacing aging equipment, renovating school facilities, addressing code enforcement, and other related preventive maintenance necessities.
- ❑ Items that are not highlighted are maintenance projects that are necessary as per the facility condition assessment recently completed

REPLACEMENT PLAN MAINTENANCE	Estimated Cost
Technology 1:1 Classroom Device Rotation	\$15,000,000
Technology Equipment Replacement/Rotation	\$5,000,000
Deferred Maintenance	\$5,000,000
Safety & Security	\$2,150,000
School/Activity Buses (5 years)	\$2,000,000
Kitchen Equipment - Replacement (5 years)	\$1,000,000
Service Vehicles Maintenance Equipment (5 years)	\$1,000,000
Fine Arts Equipment Replacement/Rotation (5 years)	\$750,000
Band Uniforms Replacement/Rotation (5 years)	\$250,000
Athletic Uniforms Replacement/Rotation (5 years)	\$250,000
Cheer Uniforms/Rotation (5 years)	\$100,000
Parking Lot Improvements - HS Complex	\$5,000,000
Demolish Student Support Center	\$2,500,000
Playground Improvements	\$2,500,000
	\$42,500,000



REIMBURSEMENT RESOLUTION

\$55,500,000

SINGLE PROPOSITION: *Reimbursement Resolution*

- All-Purpose Practice Facility - \$50,000,000
- T.M. Clark Elementary School - \$5,500,000

Shall not ADVERTISE plans during BOND campaign

REINVEST +/-50% TOWARDS TEACHER/STAFF PAY AND "KIDS EAT FREE" INITIATIVE!

10-YEAR ACTION PLAN

- \$2,500.00 ONE TIME PAY RAISE FOR 10 CONSECUTIVE YEARS
- \$1.2 MILLION EACH YEAR FOR "KIDS EAT FREE" INITIATIVE

PRIORITY
2

PRIORITY
4



Educate.
Inspire.
EMPOWER!

FUTURE NEEDS

OR

NEW BUILD ADDITIONS-RENOVATIONS	Estimated Cost
Visual & Performing Arts Center	\$60,000,000
Natatorium/Aquatics Center	\$55,000,000
Existing T.M. Clark Elementary Renovations	\$25,000,000
Career & Technical Education (CTE) Facility #2	\$20,000,000
Land Acquisition	\$10,000,000
	<u>\$170,000,000</u>

NEW BUILD ADDITIONS-RENOVATIONS	Estimated Cost
Comprehensive Educational Center	\$220,000,000



THE OC FINAL FLYOVER

BUNDLE PROJECTS 1-4

COMPREHENSIVE EDUCATIONAL CENTER

INCLUDES: PROJECTS 1-4

Visual & Performing Arts, Natatorium, Existing TM Clark (program additions), CTE Facility

PLUS:

HIGHER EDUCATION

COLLEGE, CAREER, MILITARY READINESS (CCMR)

DISTRICT EVENTS: Graduation, Concerts, Theatre Performances, Convocation, Etc.

EXTRA CURRICULAR ACTIVITIES

COMMUNITY ACTIVITIES

AND MORE...



APPROXIMATELY \$220 MILLION



Educate.
Inspire.
EMPOWER!



Educate.
Inspire.
EMPOWER!

SCENARIO A

REPLACEMENT PLAN MAINTENANCE	\$42,500,000
REIMBURSEMENT RESOLUTION	\$55,500,000
TOTAL	\$98,000,000

Committee consensus:

1. *Would you support a Comprehensive Education Center for BOND 2025?*
 - Yes: 23
 - No: 5

SCENARIO B

REPLACEMENT PLAN MAINTENANCE	\$42,500,000
REIMBURSEMENT RESOLUTION	\$55,500,000
COMPREHENSIVE EDUCATION CENTER	\$220,000,000
TOTAL	\$318,000,000

SCENARIO C

REPLACEMENT PLAN MAINTENANCE	\$42,500,000
REIMBURSEMENT RESOLUTION	\$55,500,000
PROJECTS 1-4	\$170,000,000
TOTAL	\$268,000,000



Educate.
Inspire.
EMPOWER!

COMMITTEE CONSENSUS

*The recommendation to the board of trustees is to move forward with calling a bond election for May 2025. The consensus was in support of **Scenario C** which includes the essential propositions, reimbursement resolution, and the construction of a new Comprehensive Educational Center. The support was based on reviewing BOND Financial Capacity which allows the district to leverage BOND dollars that would primarily be paid for (90%) by business and industry partners.*



Educate.
Inspire.
EMPOWER!

TOGETHER WE MAKE
IT HAPPEN!

ROAD TO BOND 2025

October 17, 2024: Bond Stakeholder Committee Meeting #1

November 5-6, 2024: District officials visit Forney ISD Opportunity Center

November 10, 2024: District develops dedicated webpage for Bond Stakeholder Committee and Community to review all relevant presentations, information, updates, etc.

December 5, 2024: Bond Stakeholder Committee Meeting #2

December 13, 2024: District officials released a BOND Survey to be completed by the community regarding Long-Range Planning

January 13, 2025: Recommendation to the Board of Trustees for May 2025 BOND ELECTION

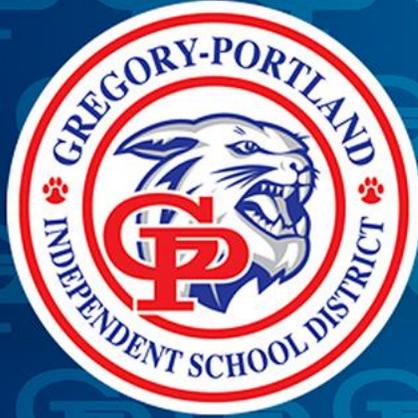
January 9, 2025: NEXT COMMITTEE MEETING SCHEDULED TO GO OVER BOND SURVEY RESULTS

January 13, 2025: Results will be presented to Board of Trustees

BOND PAC Development – Can start at any time

February 14, 2025: Last day to call for May 2025 BOND ELECTION

THANK YOU!



Educate.
Inspire
EMPOWER!